

Planning Commission



Minutes of the Thursday, June 15, 2017 Regular Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Bob Clark

Timothy V. Key

JoAnn McKie

Larry Watts

Briton Williams

1. **Call to Order** – The June 15, 2017 regular meeting, having been duly publicized, was called to order by Chairman Woods Burnett at 7:00 p.m. in the Council Chambers.
2. **Roll Call** -- Members present for the roll call were Chairman Woods Burnett and Commissioners Bob Clark, Larry Watts and Briton Williams. Commissioner Tim Key arrived at 7:02 p.m. and Commissioner JoAnn McKie arrived at 7:36 p.m. Commissioner Carter was absent. Also present were Charles Martin, Interim Director of Planning and Development; Kuleigh Baker, Secretary for Planning and Engineering; representatives from the Central Savannah River Land Trust, Greenstone Properties and W. R. Toole, Engineers; City Council members Jimmy Adams and David McGee; Board of Zoning Appeals Chairman Wes Summers; and members of the press.
3. **Approval of Minutes** – The minutes of the May 18, 2017 were approved as transmitted pending the correction of a spelling error.
4. **Confirmation of Agenda** – Item 6, Application PDM17-001, a request by the North Augusta Riverfront Company for Planned Development Minor Modification for Hammond's Ferry Phase "C" – Lake West was withdrawn by the applicant and removed from the original June agenda.
5. **Application RZM17-001 – Rezoning – Map Amendment** -- A request by the Central Savannah River Land Trust to rezone ± 245.56 acres of land located along W. Martintown Road, North of I-20, Tax Parcel #s: Aiken County 001 15 02 003 and Edgefield County 106 00 00 035 from PD, Planned Development to CR, Critical Areas. The purpose of the zoning request is to protect the subject property's use as a nature preserve.

Charles Martin, Interim Director of Planning and Development, gave clarification that the Central Savannah River Land Trust's request was to rezone the two tax parcels identified as Tract "A" on the survey from Cranston, Robertson & Whitehurst, P.C dated June 14, 2006. Mr. Martin gave a summary of the history of the property including the annexation and original PD development plans prior to it being acquired by the CSRLT.

Hazel Cook, Executive Director of the Central Savannah River Land Trust explained that the organization was gifted the land and would like to provide basic services with a pole barn and picnic tables for recreational use, guided tours, and educational purposes while continuing to maintain it as a private nature preserve. She confirmed that impervious parking was not part of the plan, that there were 3-5 miles of existing trails, and that there were no current plans for the tracts that are not being rezoned (Tracts "B", "C", and "D" on the survey provided with the application package).

- A. Public Hearing:** Chairman Chip Burnett opened the floor for comments at 7:13 p.m. after reviewing the guidelines for public participation.

Leon Walden, 1818 Gregory Lake Road, asked for clarity on the property boundaries and purpose of the rezoning.

Mr. Burnett read the definition of Critical Areas from the North Augusta Development Code to the audience to highlight the limitations of usage for the land.

Brenda Bancroft, 219 Jackson Ave, made comments in favor of the rezoning request, citing the presence of endangered plant species, Relict Trillium.

The commissioners asked questions regarding the private nature of the park that will be open to the public for special events, how events would be publicized, and the history and mission of the organization.

The public hearing was closed at 7:33 p.m.

B. Consideration of Application RZM17-001 by Commission:

There was no additional discussion or questions from the Planning Commission following the Public Hearing.

Commissioner Key made a motion to recommend for approval by City Council the request by the Central Savannah River Land Trust to rezone ±245.56 acres of land known as Greystone Preserve, identified as Tract "A", Tax Parcels #: Aiken County 001 15 02 003 and Edgefield County 106 00 00 035 from PD, Planned Development to CR, Critical Areas.

Commissioner Watts offered a second and the motion passed unanimously. Commissioner McKie was not present for the discussion, consideration, or vote.

- 6. Application SP17-002 – Major Site Plan – The Clubhouse – A request by Greenstone Properties for approval of The Clubhouse at Riverside Village at Hammond's Ferry.**

Chairman Burnett reminded the Planning Commission that at the May 18, 2017 meeting, the Preliminary Major Site Plan application for The Clubhouse at Riverside Village, part of Hammond's Ferry, Phase B, Parcel A-1, was approved subject to the following conditions:

1. Prior to final site plan approval the applicant shall comply with the remaining technical issues related to staff review and comments in accordance with development standards of the North Augusta Development Code and Hammond's Ferry Planned Development Ordinance 2015-14;
2. Greenstone Properties meeting again with the Planning Commission to discuss the alternate exterior design elements of the building after they have had an opportunity to consider and address the viewpoints expressed by the Commission. Final Planning Commission approval will be considered at that time;
3. The Building Standards Department is authorized to issue permits for foundation footings and to begin building plan reviews at such time as the may be ready.

A. Presentation by Applicant – James Dean, Greenstone Properties presented sample materials for review by the Planning Commission. He outlined the revisions to the previously presented design including the addition of the cornice, larger windows, and louvres in the stairwell, and using one grey color instead of shades arranged in a pattern.

B. Consideration of Application SP17-002 by Commission – The Commission confirmed that there would not be glazing on the field side to create a glare from the field and that the City's current fire trucks could handle the height of the 7-story building.

Commissioner Clark made a motion to approve the Preliminary Major Site Plan application for The Clubhouse at Ballpark Village, part of Hammond's Ferry, Phase B, Parcel A-1, subject to conditions:

Prior to final site plan approval the applicant shall comply with the remaining technical issues related to staff review and comments in accordance with development standards of the North Augusta Development Code and Hammond's Ferry Planned Development Ordinance 2015-14.

Commissioner Watts offered a second. The motion passed 4-2 with Commissioners Williams and McKie opposed.

7. **Application SP17-004 – Major Site Plan – Stadium Parking Deck** – A request by Greenstone Properties for approval of the Stadium Parking Deck at Riverside Village at Hammond's Ferry.

Mr. Martin introduced the plans for the Stadium Parking Deck, a 6-story, 30,940 sq ft footprint building located across Railroad Avenue from the ball park that will include 544 spaces and 37 surface spaces.

Within the Hammond's Ferry Planned Development this property is considered an urban lot. The front set back on urban lots is 1.0 ft minimum and 5.0 ft maximum. With the exception of relief sections on the corners (.5 ft setback) the building is within the suggested setback.

Suggested side setbacks for corner urban lots is 0.5 ft minimum and 5.0 ft maximum. Due to the proximity of Georgia Avenue and the massing of the building, the applicant was asked to keep the building as far away from the right-of-way line as possible. This will also further protect the City's 24" water line located within the Georgia Avenue right-of-way. The current side setback is 16 ft from the property line.

- A. Presentation by Applicant** – James Dean, Greenstone Properties, described the overall color and massing of architectural elements on the design. The group discussed options to conform to the 70 ft height standard. The current design of the proposed parking deck at 71 ft 7 in exceeds the height requirement by 1 ft 7 in.

The Commissioners also asked questions about the rate at which cars will be able to exit the parking deck following peak times from the two exits.

- B. Consideration of Application SP17-004 by Commission** – Chairman Burnett made a motion to approve the Major Site Plan application for the Stadium Parking deck subject to conditions:

1. Prior to final site plan approval the applicant shall comply with the remaining technical issues related to staff review and comments in accordance with development standards of the North Augusta Development Code and Hammond's Ferry Planned Development Ordinance 2015-14; and
2. Subject to the 70 ft maximum building height; and
3. A waiver be provided for the east side setback to allow the setback to be approximately 16 ft from the property line.
4. The proposed Stadium Deck is located on Parcel "B" of Phase "B" of the Hammond's Ferry Planned Development along with ±0.21 acres being acquired from SCDOT. These properties will be replatted and combined into one tax parcel prior to obtaining a building permit.

Commissioner McKie offered a second. The motion passed unanimously.

Note: *At the June 15, 2017 Planning Commission meeting, the preliminary site plan for the Stadium Parking Deck – SP17-004 was approved subject to conditions. One of those conditions was to keep the maximum height no more than the 70 ft specified in the Hammond's Ferry Planned Development Phase B for civic buildings. The site plan as presented showed a height of 71 ft 7 in for the towers rising above the top parking level on each end of the building.*

As Greenstone Properties analyzed how the height of the towers could be adjusted, it was verified to the Planning Department that the reason for the tower height was to accommodate the elevators. As a result, two sections of the Hammond's Ferry Planned Development Ordinance and one section of the NADC code come into play.

First – *In the Hammond's Ferry Planned Development Ordinance, the height of civic buildings is clearly stated in Section II.E.3.p.iv. as 70 ft. The height of the towers on the deck is 71 ft 7 in which is 1 ft 7 in above the maximum. However, there is no mention of height extensions caused by mechanical or other items found on roofs.*

Second – *Section II.E of the Hammond's Ferry Planned Development Ordinance states, "General Development Standards: The following development standards apply to all development in the project. In situations where the development*

standards contained herein are silent or do not provide clear direction the provisions of the NADC shall apply..... So since the Planned Development Ordinance does not address structures above the roof line, we turn to the North Augusta Development Code (NADC).

***Third** – Section 3.5.10.3 of the NADC states, “An overall height limit of one hundred thirty-three percent (133%) of the height of the structure shall apply to penthouses for electrical, mechanical, or elevator equipment, belfries, chimneys and chimney flumes, flagpoles, cupolas, domes or any bulkhead, water tank, statuary, monument or any similar structure, architectural detail or necessary mechanical appurtenance mounted on and extending above the roof of any building if such structure does not occupy more than thirty-three (33) percent of the area of the roof.”*

***Conclusion:** The effective roof line of the deck is at the 57 ft 2.25 in. The 133% limit would allow for a maximum height of the elevator towers to be 76.06 ft, nearly 5 ft higher than the proposed tower height. The towers occupy a very small percentage of the roof area. As a result, the height of the parking deck with towers is within the City codes and therefore acceptable.*

8. **Application SP17-005 – Major Site Plan – Hotel Parking Deck** -- A request by Greenstone Properties for approval of the Hotel Parking Deck at Riverside Village at Hammond’s Ferry.

Mr. Martin introduced the city-owned Hotel Parking Deck as a 4-story, 35,787 sq ft building footprint with 417 spaces and 18 surface spaces located behind the parking deck. The parking deck will be located on a portion of the previously proposed West Avenue Extension right-of-way deemed unfeasible due to cost and the presence of wetlands. The Hotel Parking Deck will not interfere with public access to the Brick Pond Park. The City feels comfortable that the parking deck is outside its 25 ft buffer from the edge of water line but that Greenstone Properties will have to mitigate encroachment into the 30 ft state buffer. Placing subservice footings for the building may cause a temporary disturbance to the ground but there would be no above-ground intrusions.

- A. **Presentation by Applicant** – Mr. Dean said the building is situated close to the buffer because upon guidance of the City, a 4-story building was requested to reduce construction costs, resulting in a larger footprint to accommodate the required parking spaces. The current distance from building edge to the buffer is 3.67 ft. With the footing set to be approximately 2 ft 5 in, it should remain clear of the 25 ft City buffer. Mr. Dean also reiterated that they planned to plant additional trees to further enhance the border of the Brick Pond.
- B. **Consideration of Application SP17-005 by Commission** -- Chairman Burnett asked for assurance that the building footing would not encroach on the Brick Pond Park buffer and that there would not be a request for a waiver. The Chairman also requested the traffic impact metrics for the Hotel Parking Deck.

Mr. Martin noted that replatting of the property must be completed by the applicant prior to issuance of building permits.

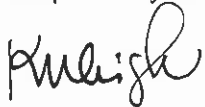
Chairman Key made a motion to approve the Preliminary Major Site Plan application for the Hotel Parking deck subject to conditions:

1. Prior to final site plan approval the applicant shall comply with the remaining technical issues related to staff review and comments in accordance with development standards of the North Augusta Development Code and Hammond's Ferry Planned Development Ordinance 2015-14; and
2. There would be no encroachment into the City's required 25 ft buffer either above or below grade either during construction or after construction.
3. Parcel "C" of Phase "B" of the Hammond's Ferry Planned Development must be combined and replatted with that portion of the previous West Avenue Extension upon which the building will sit prior to issuance of a building permit.

Commissioner Williams offered a second. The motion passed unanimously.

9. **Staff Report** – Mr. Martin said plans for Walnut Corner at Walnut Lane and US-25 were approved. Staff is reviewing projects for IHOP and Taco Bell. The department has received numerous applications for new residential development and minor site plans. An error in the staff report duplicating the previous YTD totals for zoning and text amendments was noted for revision.
10. **Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 8:48 p.m.

Respectfully Submitted,



Kuleigh Baker
Secretary, Planning & Engineering
Secretary to the Planning Commission